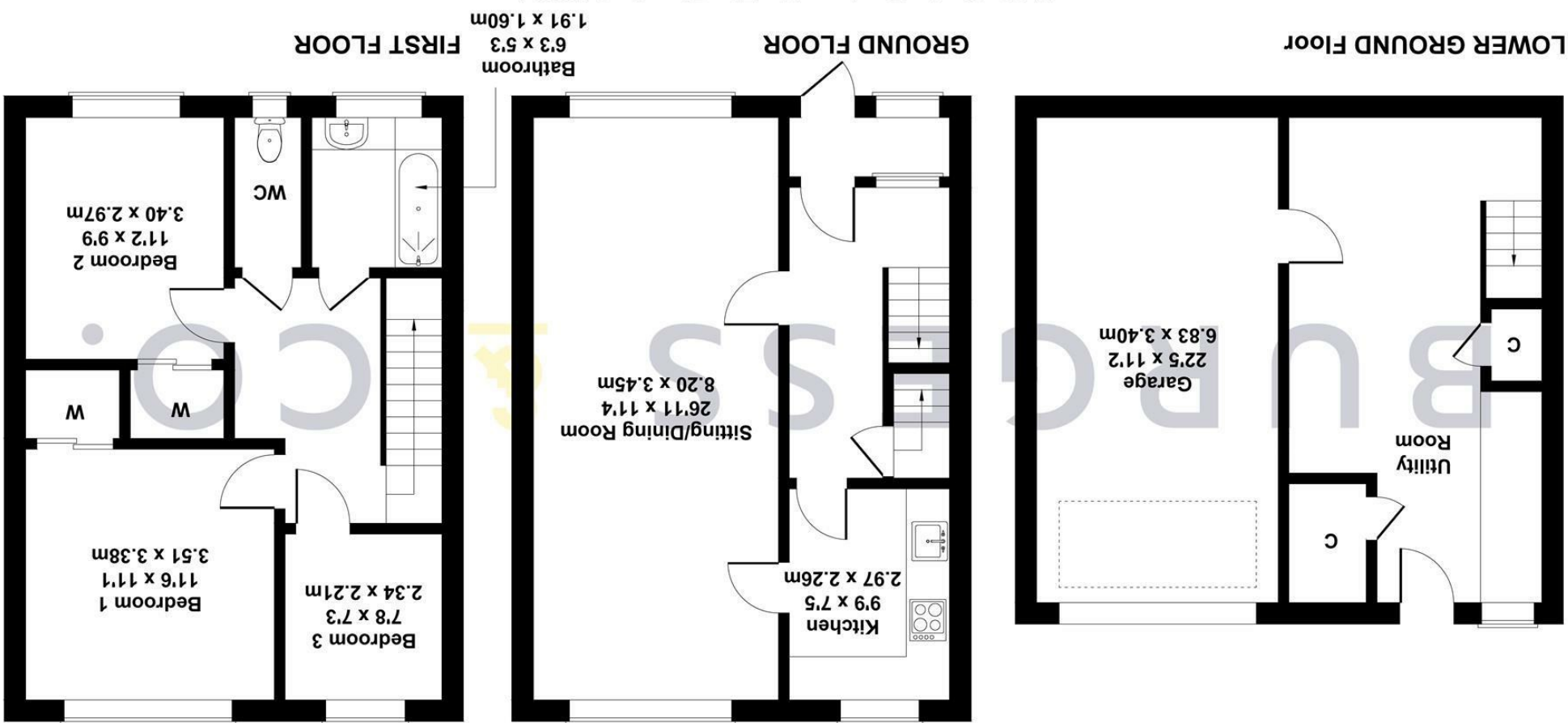




For Illustrative Purposes Only.

Not to Scale. Produced by The Plan Portal 2024



Ninfield Road
Approximate Gross Internal Area
1560 sq ft - 145 sq m

BURGESS & CO.
01424 222255

162 Ninfield Road, Bexhill On Sea, TN39 5DA

Offers Over
£300,000 Freehold



Burgess & Co are delighted to bring to the market this spacious semi-detached town house. Ideally situated being close to nearby shopping facilities in Sidley and local schools. Bexhill Town Centre is within 2 miles with further shops, restaurants, mainline railway station and seafront. The accommodation is arranged to provide an entrance hall with access to both the lower ground floor and also to the first floor. On the ground floor there is a 26'11 living/dining room and kitchen, to the first floor are three bedrooms, a family bathroom and a separate w.c, and to the lower ground floor there is a large utility room and a garage. The property benefits from gas central heating, a front garden and an enclosed rear garden with off road parking. Viewing is essential to fully appreciate all this property has to offer.

Porch

With tiled floor, single glazed window & frosted door to

Entrance Hall

With radiator, storage cupboard, stairs to first floor, door leading down to Lower Level.

Living/Dining Room

26'11 x 11'4
With two radiators, feature electric fire, dual aspect double glazed window to the front, double glazed window to the rear. Door to

Kitchen

9'9 x 7'5
Comprising matching range of wall & base units, worksurface, inset sink unit, tiled splashbacks, space for cooker, space for washing machine, space for under counter fridge, radiator, double glazed window to the rear.

First Floor Landing

With hatch to loft being partly boarded & accessed via a ladder.

Bedroom One

11'6 x 11'1
With radiator, built-in wardrobe, fitted cupboard, double glazed window to the rear.

Bedroom Two

11'2 x 9'9
With radiator, fitted wardrobe, double glazed window to the front.

Bedroom Three

7'8 x 7'3
With radiator, double glazed window to the rear.

Bathroom

6'3 x 5'3
Comprising bath with electric shower over, vanity unit with inset wash hand basin, radiator, partly tiled walls, double glazed frosted window to the front.

Separate W.C

Comprising low level w.c, partly tiled walls, double glazed frosted window to the front.

Lower Ground Floor

Utility Room

With radiator, storage cupboards, meters, light & power, understairs storage cupboard, space for appliances, wall mounted Worcester boiler, double glazed frosted window & door to the rear. Door to

Tandem Garage

22'5 x 11'2
With electric up & over door, light & power connected, workshop area to the rear, double glazed frosted window.

Outside

To the front there is a well maintained garden with area of lawn, flowerbeds, hedge, pathway leading to the front door. To the rear there is off road parking for two vehicles on a shared driveway and the garden comprises an area of lawn, well maintained flowerbeds housing mature plants & shrubs, outside tap, a pathway with steps leading to a patio area and a decking area with summer-house.

NB

Council tax band: B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC